



TOWN OF BAR NUNN

1500 Palomino Ave., Bar Nunn, Wyoming

TOWN COUNCIL

MEETING MINUTES

Tuesday, August 5, 2025- 7:00 P.M.

1500 Palomino Avenue,

Bar Nunn, Wyoming

- 1) **Roll Call:** Mayor Peter Boyer called the meeting to order on Tuesday, August 5, 2025, at 7:00 p.m. The roll was called, which determined the presence of a quorum.
Present: Mayor, Peter Boyer. Councilmembers: Steven Clark, Tim Ficken, and Dan Sabrosky.
Video Conference: Councilman Tyler Martin
- 2) **Pledge of Allegiance:** The Town Council and all present stood in service to the United States Flag and pledged allegiance to the United States of America.
- 3) **Minutes of July 22, 2025:** Moved by Tim Ficken, seconded by Dan Sabrosky. The motion carried without dissent to approve the minutes for July 22, 2025.
- 4) **Payables List for August 5, 2025:** Moved by Steven Clark, seconded by Tim Ficken, and carried without dissent to approve the payables list of August 5, 2025.
- 5) **Payables List for July 2025 & The Year-to-Date Budget Report:**
Checks #33299- #33374, Direct Deposits #3129- #3169, ACH #2059428 & ACH #83376339. Moved by Steven Clark, seconded by Tim Ficken, and carried without dissent to approve the Payables List for July 2025 and the 24-25 Year-to-Date Budget Report.
- 6) **Resolution No. 2025-15: "A RESOLUTION FILLING POSITION OF POLICE CHIEF ON AN INTERIM BASIS"** Moved by Steven Clark, seconded by Tim Ficken, and carried without dissent to approve Resolution No. 2025-15.
- 7) **Final Reading for Ordinance No. 2025-02: "AMENDMENT OF THE ANNUAL APPROPRIATION ORDINANCE (BUDGET) FOR THE FISCAL YEAR ENDING JUNE 30, 2025."** Moved by Dan Sabrosky, seconded by Steven Clark, and carried without dissent to approve the final reading of Ordinance No. 2025-02.
- 8) **Attorney's Report:** A written report was submitted. Town Attorney Pat Holscher was present for questions or comments from the council.
-Mr. Holscher reported that his written report had already been provided to council and primarily addressed matters discussed during the earlier work session. He stated there were no additional updates to present and offered to answer questions. No council questions were raised.
- 9) **Engineer's Report:** A written report was not submitted. Town Engineer, Ray Catellier, PE was present for questions or comments from the council.
-Mr. Catellier provided a detailed update regarding the deterioration of concrete along the north side of Lakota. He explained that the damage appears consistent with an alkali-silica reaction, a chemical process in which silica in the aggregate reacts with alkalis, often from de-icing salts, resulting in cracking. Review of

construction records revealed that the affected stretch, poured in 2011, was rained on approximately three hours after placement, a factor that may have contributed to the long-term damage. Testing at the time met all specifications, and no immediate failure was expected. While the surface currently shows extensive micro-fracturing, it is not yet considered a safety hazard, though deterioration will likely continue over the next several years. Mr. Catellier advised that full-depth replacement could cost around \$300,000, and, per town code, concrete maintenance is the responsibility of the adjacent property owner. He suggested the town explore polymer or other sealant coatings as a cost-effective, interim measure to extend service life.

-Mr. Catellier also addressed the planned expansion of the town's water system. He reported that CEPI evaluated Wyoming Water Development Commission (WWDC) funding opportunities and determined that a Level II study is required to proceed. The Level II process is more extensive than the Inberg-Miller study completed last year, and current timelines will prevent submission for the upcoming funding cycle. The earliest possible application would be the WWDC's March 2026 intake for FY27 funding. Staff will research alternative funding options that are less time-sensitive in order to keep the project moving forward.

- 10) **Public Works Report:** A written report was submitted. Head of Public Works, Dustin Smart, was present for questions or comments from the council.

-Mr. Smart reported on the procurement of two service trucks approved in the FY25 budget. Bid openings were held on August 1, and the lowest responsive bids came from Sheridan Motor Incorporated. One of the initially bid trucks had already been sold; however, Sheridan Motor confirmed availability of a 2025 Ram 3500 Tradesman Crew Cab 4x4 with service body at a price of \$65,098, available for immediate delivery. A second 2025 Ram 3500 cab chassis without a service body is available for \$48,049, with a 90-day lead time if ordered. Mr. Smart noted that one older service truck (model year 2006/2007) could be retired, and budget capacity exists to install a snowplow on at least one of the new trucks. Following some discussion, the council approved both purchases.

-Mr. Smart also provided an update on the town's paint striper, which is currently undergoing repairs at CMI-TECO to address hydraulic leaks. Once repaired, staff will assess the compressors and spraying functionality before returning it to service. He has solicited a bid from Superior Sign for additional work related to striping, but the bid had not yet been received at the time of the meeting. Mayor Boyer inquired about possible cooperation with Natrona County for road striping, and Mr. Smart indicated that no contact had yet been made, though he had asked staff to reach out.

- 11) **Fire Department Report:** A written report was submitted. EMS Captain Dave Potter was present to answer questions or comments from the council.

-The Fire Chief was absent due to out-of-town commitments. Council was informed that three Bar Nunn firefighters had deployed to California that morning to assist with wildfire suppression under a 14-day contract, which could be extended as conditions require.

-Council also briefly discussed the status of the department's new Rosenbauer fire truck. It was noted that the department's previous sales representative is no longer with the company following a buyout by Icon. The new point of contact is based in Colorado, but the truck is still expected to be built at the same manufacturing facility, and no delays are anticipated as a result of the personnel change.

- 12) **Office Staff Report:** A written report was submitted. Deputy Clerk Treasurer, Tiffany Popp, was present for questions or comments from the council.

-Council noted that nothing unusual was reported. Mayor Boyer instructed Mr. Gary Geiger, Zoning and Planning Chairman, to coordinate with the town planner to assist with the upcoming August 19th zoning and planning work session.

- 13) **Petitions & Public Comment:**

Resident, Melinda Sebion, requested clarification on the council's reasons for supporting the proposed Radiant nuclear facility and what benefits the project would bring to Bar Nunn if constructed about a mile from town.

Mayor Peter Boyer explained that because the site is in Natrona County, the town has limited authority, but

any \$200 million investment, regardless of the business, would bring infrastructure, growth, and prosperity. He said the town could potentially receive impact fees from the Industrial Siting Council to fund projects such as roads, police, tornado warning sirens, and radiation detectors, though it was too early to estimate amounts. Councilman Dan Sabrosky noted there was no statutory cap on impact fees if needs could be justified. Sebion asked how many council members had voted in favor of the project. Councilman Tim Ficken clarified that no vote had been taken; the only related vote was to reject signing a letter of support for a \$25 million Wyoming Business Council "Business Ready" grant. Discussion followed regarding water and sewer infrastructure funded through that grant and the town's inability to legally deny utilities to a lawful business. Mayor Boyer emphasized that the council has little formal control since the 2019 state law change removing municipal authority over development in growth boundaries. Sebion voiced concern that the mayor and some council members had expressed public support despite residents' opposition. She cited testimony from a Native American woman about environmental damage from uranium facilities, expressing fears about potential long-term contamination, genetic mutations in wildlife, and increased cancer rates. Sebion urged the council to prioritize public safety over potential economic gains, warning that future generations would bear the risks. She criticized Mayor Boyer for publicly advocating the project, calling it a betrayal of his stated commitment to Bar Nunn's prosperity.

Pete Fox addressed the potential financial benefits of the Radiant project, estimating the facility's construction cost at \$160–\$200 million. He noted that sales tax on construction materials, property taxes of approximately \$1.3 million annually, and possible sales tax on future reactor sales could contribute significantly to the local economy. He calculated that for every dollar invested, the community could expect a two-to-one return, and emphasized the potential for broader economic activity generated by the project.

Resident, Mike Schoolcraft, requested that the public be introduced to the interim police chief. Steve Sheridan introduced himself, detailing his 25-year career in Florida state law enforcement, subsequent work as a law enforcement trainer at the Wyoming State Police Academy, and consulting experience in community policing, de-escalation, and leadership. Mr. Sheridan expressed his enthusiasm for building a police department from the ground up, with the goal of creating a safe community and serving as a model for other municipalities.

Resident, Venus Childress, sought clarification on attendance requirements for council members, comparing former Councilwoman Mary Sue Sorenson's resignation to Councilman Tyler Martin's current excused absences due to his wife's illness.

Mayor Boyer explained that Councilwoman Sorenson was asked to resign because of the frequency and length of time she spent in Arizona, which prevented her from fulfilling her duties as an elected official. While her partner was undergoing cancer treatment, that was not the determining factor in her resignation. In contrast, Councilman Martin's absences were the result of his wife's serious illness, and the council had agreed to make an exception to normal attendance expectations because of the temporary nature of her treatment and the severity of her condition. Mayor Boyer noted that her treatment was expected to conclude in about a month and a half, at which time Councilman Martin was anticipated to resume full participation. Ms. Childress also questioned reported figures for "payroll tax" revenue from the Radiant project, stating that such taxes typically refer only to Social Security and income taxes and are not a municipal revenue stream. Mayor Boyer responded that the payroll tax figure in question did not originate from the town but was part of a document provided by Radiant's representatives. He stated that he had referred the matter to Radiant staff for explanation and encouraged Ms. Childress to contact them directly if she wished to review the source or methodology for the number.

Ms. Childress went on to criticize what she viewed as the council's disproportionate support for the project despite public opposition and expressed concern that the voices of residents against the facility were being diminished.

Gavin Redmond, a lifelong youth resident, spoke about his enjoyment of the town's open spaces, bike riding, and recreational opportunities. He expressed concern that industrial development could negatively impact air quality, safety, and the small-town environment he values. He questioned whether the council had considered how future growth might alter the character of the community and its suitability for children. Mr. Redmond surrendered a written statement to be included in the official record, which is attached hereto as *Attachment A*.

Resident, Jennifer Hopkins questioned the purchase of a paint striper, noting prior public opposition and services, leaving the town without a contractor, which prompted the purchase. She asked about the vetting of interim police chief Steve Sheridan, and council described the POST certification process, including background checks, polygraph, psychological evaluation, and verification of work, education, finances, and criminal history. Members confirmed they had no prior friendships with him. Ms. Hopkins suggested making the police chief position an elected office in the future. She also urged officials to avoid social media posts perceived as attacks on residents and criticized a “Radiant bingo” handout she felt mocked opponents of the Radiant project; it was clarified that it had not come from the council.

Kyle Produit recounted his personal experience with the health impacts of uranium exposure, stating that radiation damage had left him with scarring in his lungs and had cost him a leg. He described visible skin effects on his arms and warned that similar harm could befall Bar Nunn residents if the proposed Radiant facility were built. Drawing on his own observations, Mr. Produit asserted that radiation from such operations does not remain fully contained in storage casks and can leak during production, potentially contaminating air, soil, and water.

He noted that in past uranium mining communities, particularly those where dust was present, high rates of illness were seen citing Parkinson’s disease in women from Jeffrey City as an example, and described local wildlife deformities and elevated cancer cases. He cautioned that once contamination occurs, the damage to health and the environment is irreversible.

Mr. Produit urged the council to heed warnings from those with firsthand experience, stating that the majority of residents who had spoken publicly opposed the facility. He questioned why council members would continue to support a project when so many in the community had voiced opposition, and warned that the costs in human health would outweigh any possible financial gain.

In response, Councilman Sabrosky stated that the proposed Radiant project was not a mining operation and would not involve extracting uranium from the ground. He emphasized that its processes would differ significantly from historical uranium mining activities, suggesting that direct comparisons to past mining-related contamination might not be applicable.

Resident, Michael Newquist expressed frustration with what he viewed as the council’s dismissive treatment of residents opposing the Radiant project. He asserted that the council has the ability to stop the facility by refusing to provide water and power connections and claimed that storing nuclear material in Wyoming is illegal. He accused the council of presenting misleading information before the state legislature, specifically by creating the impression that the Town of Bar Nunn broadly supported the Radiant project. He argued that elected officials should remain neutral, especially when the community is divided.

Mr. Newquist stated that residents who are indifferent to the project should be counted as a “no” vote, and called for a formal public vote to determine the town’s position. He voiced concerns that the facility’s presence would halt residential growth near the site, reduce property values, and drive current residents away. He stressed that no financial gain was worth the potential health and environmental risks to current and future generations, warning that nuclear contamination could irreparably damage the town’s land and water.

In response, Mayor Boyer asked Mr. Newquist what specific action he wanted the council to take, noting that the council was limited by law in what it could do. Mr. Newquist reiterated his demand for a public vote and for the council to cease any expression of support for the project.

Rozmaring Czaban reminded council of their legal and ethical responsibilities to constituents and disputed assertions that the project was lawful, stating that both zoning and storage of nuclear material at the proposed location were prohibited. She likened current assurances of safety to past claims that asbestos was harmless, citing her father’s illness from asbestos exposure. She also noted that manufacturing sales tax exemptions could limit projected revenue benefits.

She concluded by calling for greater transparency and public involvement in the decision-making process, stating that the people most affected should have the strongest voice in determining whether the project moves forward.

Resident, Kayla Wolosin, requested detailed historical financial data and projections, noting some posted budget information appeared inaccurate. Mayor Boyer explained revenues have been flat since 2018, with a

small annual increase, spiking in 2021 from inflation, and that expenditures generally match revenues. She asked the council to define “major growth” and set measurable targets. Mayor Boyer and council members stated no specific figure exists, but zoning changes and infrastructure could encourage development. Sabrosky provided historical context on past rapid growth and noted limited prospects without major projects due to land ownership constraints.

Wolosin cautioned that growth increases expenses and urged the council to run budget projections, set clear growth definitions, and implement a risk assessment process for future developments. She closed by encouraging responsible leadership, avoidance of divisive rhetoric, and patience in decision-making.

Resident, Laura Redmond, addressed the council to clarify that her previously distributed “bingo cards” were intended as lighthearted humor to ease tensions, not as mockery. She then questioned why the council had not pursued alternative revenue options, such as a 1% sales tax increase, before considering the Radiant project, noting that she would have preferred a small tax increase over hosting a manufacturing facility at the town’s edge.

Redmond asked if the council intended to annex the facility site should the project proceed. Mayor Peter Boyer and Councilman Tim Ficken stated annexation would be logical due to Bar Nunn’s role in providing emergency services and utilities. Councilman Sabrosky noted it is within the town’s growth boundary. Redmond then asked whether the town would also annex the nearby Love’s Travel Stop “for prosperity purposes.” Boyer explained that annexing Love’s would be challenging because it lies within Casper’s growth boundary, requiring approval from multiple jurisdictions. Town Attorney Pat Holscher confirmed Bar Nunn cannot unilaterally change Casper’s growth boundary.

She questioned whether the town was putting “all its eggs in one basket” with the Radiant project and asked about broader plans for prosperity. Boyer cited ongoing efforts to seek grants for water infrastructure north of town and to rezone areas to encourage residential and business growth. Redmond also asked about long-term funding for the new police department, pointing to Bar Nunn’s past police force dissolution due to misconduct and urging careful planning.

Pressing the council on community input, Redmond asked if they would still pursue annexation of the Radiant site if the majority of residents opposed it. Council members clarified that annexation could not be forced without the property owner’s petition, and no current plan existed to rezone the site for the facility.

Discussion expanded into zoning authority, utility extension, and annexation procedures, with Redmond emphasizing the importance of aligning such decisions with the will of the community.

14) **Council Business:**

A. Business License No. 2025-28: Happy Hearts Childcare

Mayor Boyer entertained a motion to approve business license number 2025-26. Moved by Dan Sabrosky, seconded by Steven Clark, and carried without dissent to approve Business License #2025-28: Happy Hearts Childcare.


B. Councilman Tyler Martin:

Councilman Tyler Martin expressed pride in several members of Outfitter who spoke during public comment, with particular recognition for resident Gavin Redmond’s courage and composure in addressing the council. Martin also addressed a concern from Mrs. Childress regarding his attendance, explaining that his wife’s medical treatment schedule requires him to be away during the first and third weeks of the month, but that he actively participates via virtual meetings, maintains regular communication with residents and council members, and remains committed to fulfilling his duties. Martin also addressed recent questions about the appointment of Steve Sheridan, stating that Sheridan’s ongoing attendance at meetings, free input, and willingness to serve as interim police chief demonstrated his commitment to the town. Martin noted Sheridan’s openness to a competitive hiring process for a permanent chief position. He concluded by affirming his support for the council’s collective efforts to serve Bar Nunn through challenging issues, emphasizing that their shared goal is to act in the town’s best interest.

Councilman Tim Ficken voiced support for Martin and his family during his wife’s treatment, and Mayor Peter Boyer thanked Martin for his remarks. Town Attorney Pat Holscher suggested that the mayor could

have Gavin Redmond's written statement appended to the meeting record in recognition of his contribution.

- 15) **Adjournment:** Moved by Tim Ficken, seconded by Steven Clark, and carried without dissent that there being no further business for the meeting of August 5, 2025, be adjourned, at 8:56 p.m.


Peter Boyer, Mayor

ATTEST: (seal)




Kalista Schwarzrock, Town Clerk-Treasurer

Attachment A – Written Statement of Gavin Redmond
Submitted August 5, 2025

My Mayor and Council,

Thank you for letting me speak.

My name is Gavin Redmond. I've lived in Bar Nunn for the last 13 years, my whole life.

Have any of you lived here your whole lives? Do you have kids?

I have lots of friends. I like to ride bikes, especially on the dirt track, play basketball, and help whomever will hire me to do jobs.

Something I'd like to see happen is a place to ride dirt bikes and side by sides.

My Mom has taught me to advocate for myself. What you don't know is I was born with lots of allergies. I'm allergic to lots of man made things like chemicals. Example, I'm allergic to bleach. When it's on a surface my hands crack and peel and when I smell it, it makes it so I can't breathe. My middle school cares so much about me they were willing to eliminate it.

I heard you want to bring a manufacturing facility to the edge of town I live on. It makes me and my friends nervous. What if I'm allergic to what they put in the air? I really like being able to ride my bike all over town. What if the town gets big like Casper and its not safe to do that any longer? Have you thought about the future kids and the childhood they have now and how it will change?

I really enjoy the car races on the edge of town. Will those not be allowed any longer?

I hope you will think more about what you would like to see in Bar Nunn. I really like how it is now.

Thank you